

**BOARDED BUILDINGS
PS & RS SUMMARY SHEET**

PS & RS Committee Date: March 19, 2002 (1:30 p.m.)

Subject Property Address: 629 East 28th Street **Ward:** 8
Owner(s) of Record: Hennepin Forfeited Land – c/o Jeff Strand

Neighborhood Assn: Phillips West -- Phillips Community
Muriel Simmons, Chairperson (870-9681)
NRP Contact: Joe Horan (612-673-5144)
2702 Portland Ave S
Minneapolis MN 55407

General Property Information: Lot Size: 53 x 75 Number of Units: 5

Building Age: 82 Yrs **Year Built:** 1917 **Zoning:** R5 **# of Stories:** 3.0

Comprehensive Land Use: Medium Density Residential – No special/combined uses exist
(per Neil Anderson, Zoning/Planning)

Historic Significance: No adverse effect on historic resources if removed. No significant
architectural details. (per Greg Mathis, Zoning/Planning)

Housing Needs/Vacancy Rate: No data available (per Daryl Stokesbary, Zoning/Planning)

Conditional uses or variances: None (per Van Vorhis, Zoning/Planning)

Neighborhood Assn: Received Written Request: Yes No
Received Response to Impact Statement: Yes No

Neigh. Impact Response: n/a **Rehab:** n/a **Demo:** n/a **Don't Know:** n/a

MCDA: Recommends Demolition

After Rehab Market Value: Based on 5 Units: \$200,000. Based on 1 Unit – \$100,000

Comments: Based on lot size and lack of parking, could only be one unit building

Rehab funds N/A available. Is Is Not in CDBG Designated area

Inspections Division: Recommends Demolition

Comments: None

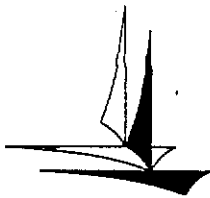
Estimated Cost To Rehab: \$186,000 to \$276,000

Estimated cost of Demo \$20,000 to \$25,000

History of Neglect: Structure: 21 Housing: 12 Environmental: 11

Initial Board Date: N/A -- **Boarded by Owner** Number of Notices: 4 Boardings: 2

Owner gave auth to demo: YES NO **Submitted written rehab statement:** YES NO



Minneapolis
City of Lakes

**Operations & Regulatory
Services**

John A. Bergquist
Assistant City Coordinator

Inspections Division
Merwyn Larson, P.E., Director

**Construction Inspection
Services**
Connie Fournier, Deputy Director

Development Review Services
Bradley J. Thorson, Deputy Director

Housing Inspection Services
JoAnn Velde, Deputy Director

250 South 4th Street - Room 300
Minneapolis, MN 55415-1316

Office 612 673-5800
Fax 612 673-5819
TTY 612 673-3300

The Honorable Joe Biernat, Chair
Public Safety and Regulatory Services Committee
Room 307, City Hall
Minneapolis, Minnesota 55415

March 14, 2002

RE: 629 East 28th Street

In accordance with the Provisions of Chapter 249 of the Minneapolis Code of Ordinances, the aforementioned building located in the City of Minneapolis, constitutes a nuisance condition, and the Director of Inspections recommends that such a nuisance condition be abated by razing the building as provided in Chapter 249.

Address:	629 East 28 th Street	Ward	8
Legal Description:	Lot 28 - No Block Identified, Auditors Sub Division #215 Addition to Minneapolis		
Building Type:	Single Family - (lost non conforming R5)	Dwelling Unit Number:	5
Number of stories:	2.0	Square Footage	
Council Member of the Ward Been Notified?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Council Member of the Ward Approves Removal?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

RECOMMENDATION:

The City Coordinator, Assistant City Coordinator, Director of Inspections and Supervisor of Hazardous/Boarded Buildings recommends that the City Council approve the removal and razing of the above referenced building, thereby eliminating the nuisance condition.

Sincerely,

JoAnn Velde, Deputy Director, Housing Inspections

Craig Eliason, District Supervisor, Housing Inspections

Report Prepared By **James Edin**
Inspector, Hazardous/Boarded Buildings
Phone: 673-5828

BOARDED BUILDINGS
PS & RS SUMMARY SHEET

PS & RS Committee Date: May 12, 1999 *Previous PS&RS date of consideration Apr 30, 1997*

Subject Property Address: 629 28th Street East Ward: 8

Neighborhood Association: Phillips Neighborhood, Phillips Community
Mark Billman, West Phillips Neighborhood Association
Chair

General Property Information:

Lot Size: 53 x 75 Number of Units: 5

Building Age: 82 Year Built: 1917 Zoning: R5 Number of Stories: 3

Foundation Size: Full Type: Limestone

Comprehensive Land Use: Medium Density Residential

Historic Significance: No adverse effect on historic resources if removed. No significant architectural details. Site visit 4-26-99 by Amy Lucas

Housing Needs/Vacancy Rate: No data available, by Daryl Stokesbary

Neigh. Assoc. Recommendation: No response

Neigh. Impact : Notified: 41
Response: Rehab: 0 Demo: 5 Don't Know: 0

MCDA Recommendation: Demolition Est. Market Value: \$ 120,000
--Rehab funds Unavailable
--Is not in CDBG Designated area

Inspections Division Recommendation: Demolition

History of Neglect: Structure: 21 Housing: 12 Environmental: 11

Initial Bd. Date: Boarded by Owner No. of Notices: 4 No. of Boardings: 2

Structural Condition: Assessor Rating - 9

Estimated Cost of Rehab: \$ 186,000 - 276,000

Estimated Cost of Demo: \$ 20,000 - 25,000

Owner Submitted Written Statement: yes

Owner Submitted Itemized Statement of Costs to Rehab: yes

Date: 5-10-99

LO/rm

*Due to Lack of
Parking and Lot size
could only be
1 unit bldg*

*BASED on
1 unit*

*\$200,000 BASED on
5 units*

DISCUSSION ITEMS (cont):

INSPECTIONS DEPARTMENT

6. Raze Bldgs: Auth remove & raze the following properties in accordance w/Chap 249 of the Minneapolis Code of Ordinances:

- a) 2309 - 5th Av S (Ward 6);
- b) 629 E 28th St (Ward 8);
- c) 3740 Oakland Av (Ward 8);
- d) 3724 Oakland Av (Ward 8)

APPROVED 4/30/97 A.D.O.

7. Housing Bd of Appeals: Consider appt of Steven Leventhal.

Approved 4/30/97 A.D.O.

L&CS

8. Implementation of 1995 Taxi Ordinance: Disc of issues relating to & delaying implementation (PP 4/16/97).
9. License Appls: Grant Licenses (See Separate L&CS Agenda).
10. RCI Entertainment (MN) Inc, dba Rick's Cabaret: Subj matter of appl for On Sale Liquor Class A w/Sunday Sales Lic, 300 S 3rd St (new business).

REFERRED FROM CITY COUNCIL 4/25/97

11. Susu, Inc, dba 418 Club: Rep referred back recommending granting Restaurant & Place of Entertainment licenses for 418 - 3rd Av N.

CALL-IN HEARING:

L&CS/POLICE LICENSING

12. Rainbow Cafe of Mpls, Inc, dba Annie's Parlour Uptown: Disc of proposed Call-in hearing re On-Sale Liquor Class C-1 w/Sunday Sales License, 2916 Hennepin Av (Panel: Biernat, Thurber, Herron).

Date: 6/17/97
Time: 9:00-12:00

POSTPONED ITEMS:

INSPECTIONS DEPT

13. Elevator Inspections Program: Disc of options, legal interpretation of State Code, Inspection requirements & plan for fees, number of inspectors, inspections cycle.

Postpone

Office of the County Auditor

No. 98-30

County of Hennepin
State of Minnesota**COUNTY AUDITOR'S DIRECTIVE**
(Tax-Forfeited Land)

To all persons interested in the lands hereinafter described:

Whereas, pursuant to legal authority as provided under Minnesota Statutes, Section 282.135, the Director of Taxpayer Services Department, acting in the capacity of County Auditor-Treasurer, has had the matter hereinafter described come before the County Auditor for administrative review; and

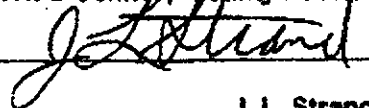
Whereas, pursuant to the requests of the City of Minneapolis, Inspections Division, for change of status of tax-forfeited land described more fully below, the undersigned Deputy County Auditor finds as follows:

1. That the vacant dilapidated structures situated on the tax-forfeited properties on List 1063ZZ and described below have been inspected and determined to constitute a hazard to public safety and health by the City of Minneapolis, Inspections Division. Minneapolis Inspections Division has in writing recommended demolition as the buildings are not economically feasible to repair or have been processed for demolition under Chapter 249 of Minneapolis Ordinances.

2. That the demolition of tax-forfeited structures is provided for by Minnesota Statutes, Section 282.04, Subd. 2, in cases where such structure or structures by reason of age, dilapidated condition or excessive size as compared with nearby structures, will result in a material lessening of net tax capacities of real estate in the vicinity of such tax-forfeited lands, or if the demolition of such structure or structures will aid in disposing of such tax-forfeited lands. The demolition of the dilapidated structure described below is hereby ordered pursuant to the provisions of M.S. 282.04, Subd. 2. Costs of demolition shall be paid by the City of Minneapolis or assessed against the properties in the form of a special assessment after forfeiture.

RAZING HAZARDOUS BUILDINGS LIST 1063ZZStructure: Apartment Building
PID 35-029-24 33 0008Address: 629 28th Street E., Minneapolis
Forfeited: 08/20/1998October 19, 1998
(OFFICIAL SEAL)

Patrick H. O'Connor, County Auditor

J. L. Strand
Deputy County AuditorDEPUTY COUNTY AUDITOR
HENNEPIN COUNTY, MINNESOTA
AUTHORITY PER MINNESOTA
STATUTES, SECTION 280.16

J. L. STRAND

NOTICE OF PUBLIC HEARING

PURSUANT TO CHAPTER 249 MINNEAPOLIS CODE OF ORDINANCES, THE
DIRECTOR OF INSPECTIONS HAS DETERMINED THE DWELLING ON THE
PREMISES COMMONLY KNOWN AS 629 East 28th Street

AND LEGALLY DESCRIBED AS Lot 28, No Block, Auditors Sub Division #215
According to the plat thereof in Henn. County
CONSTITUTES A NUISANCE CONDITION WITHIN THE MEANING OF THE
ORDINANCE.

THE DIRECTOR OF INSPECTIONS RECOMMENDS THAT THE STRUCTURE BE
RAZED/REHABILITATED. IF IT IS RAZED THE COSTS WILL BE ASSESSED
TO THE PROPERTY.

THE PUBLIC SAFETY AND REGULATORY SERVICES COMMITTEE OF THE
MINNEAPOLIS CITY COUNCIL WILL HOLD A PUBLIC HEARING IN ROOM ³¹⁷~~132~~,
CITY HALL ON Tuesday, March 19, 2002 AT 1:30 P.M. TO ACT ON THIS
RECOMMENDATION.

THIS NOTICE IS THE PROPERTY OF THE CITY OF MINNEAPOLIS

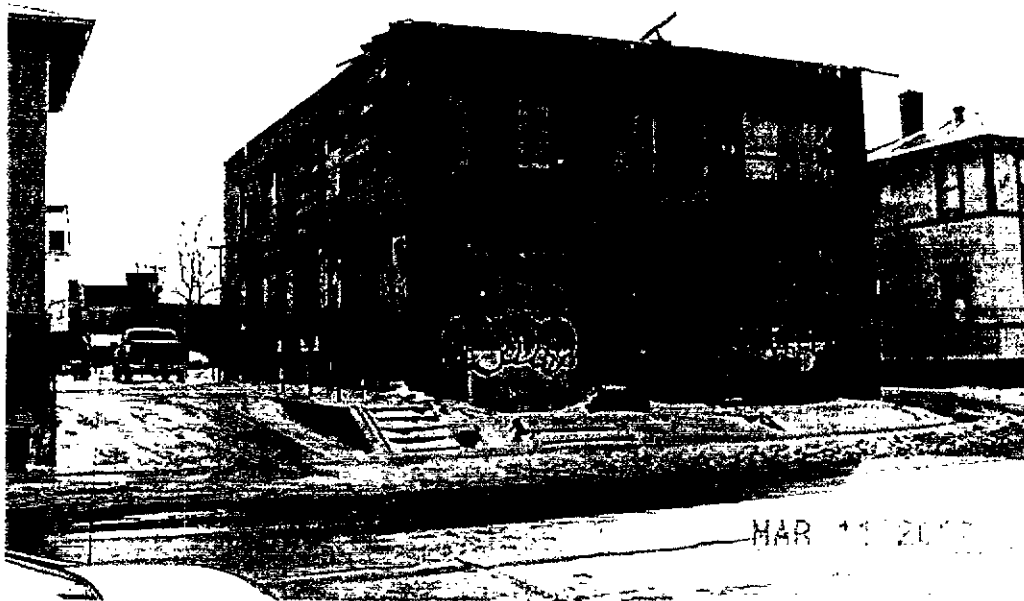
WARNING

DO NOT REMOVE UNDER PENALTY OF LAW

DATED 3-18-2002

Division of Inspections, 250 S. 4th St. Minneapolis, MN 55415

673-5828



629 East 28th Street

The owner of this property, Hennepin County Tax Forfeited Land, has asked that we partner in the demolition of this building.

The Inspection Department concurs with the owner and the neighborhood group, as the renovation of the building is not economically feasible.

The highest and best use of this land would be in conjunction with the adjoining property owners. Actual land use and division to be determined.

BOARDED BUILDINGS **MCDA REPORT - CHAPTER 249 FINDINGS**

INSP. USE ONLY
 Sent: 5/5/99
 Returned:

Pursuant to Section 249.40 of the Minneapolis Code of Ordinances, MCDA submits the following information for the City Council's consideration at the public hearing regarding alleged nuisance conditions at:

629 E 28th ST
 (Property Address - Photo Attached)

Return to Boarded Buildings, 300 Public Health Center, no later than: May 5, 1999.

Zoning: R5	Number of Units: 5	Number of Baths: 1 ea
Lot Size: 53 x 75	Number of Stories: 2	Heating Type: boiler
Building Age: 1917?	Number of Rooms: 5/5/5/5/6	Foundation Type: limestone
Gross Living Area: 6690	Number of Bedrooms: 2/2/2/2/3	
Foundation Size: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Crawl Space		
Car Storage: <input type="checkbox"/> Garage <input type="checkbox"/> Car Port <input checked="" type="checkbox"/> Parking Pad <input type="checkbox"/> None		
Estimated Cost of Demolition: \$20,000-\$25,000		
Estimated Cost of Code Compliance Rehabilitation: \$186,000- \$ 276,000		
Comments: vacant since 1991. Lost grandparents rights-due to lot size and lack of parking-can only be used as a single family, per zoning office.		
Possible set-back issues.		
Signature: <u>[Signature]</u> Date: <u>5/5/99</u>		

After Rehab. Market Value: <u>\$120,000</u>
Availability of Rehab. Funds: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
CDBG Designated Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation: <input type="checkbox"/> Rehabilitation <input checked="" type="checkbox"/> Demolition
Comments:
Signature (Earl Pettiford): <u>[Signature]</u> Date: <u>5/10/99</u>

•IN002T000033MAY1899«•9905«

» « Select » «»
PERMIT BUILDING DISPLAY

«P

»629

« »28

« »ST « »E « »

PI#: 35-029-24-33-00

ADDRESS: 629

E 28TH ST

0284-0629

CENSUS TRACT/BLK: 78.00-106 WARD: 8

LOT:028 BLOCK: AUDITORS SUBD NO 215

LOT SIZE: 53.00x 75.00 ATLAS:3

AR:9 EMV: 15,000 BLDG: 7,000 EXEMPT STATUS:

SALE DATE:07/

TAX:HENNEPIN FORFEITED LAND

1064-NC 90 DAYS EN

REF: 5-D -R -S/B

REG: -D -R -S/B

TELEPHONE:

BLDG NAME:

SIZE: x

PLAN: HR DIST:

1st TAX DELQ YR:

ZONING:* = CALL 673-5836

LIC DIST/TYPE:

CONST.TYPE:5N STORIES: 2.0 YR BUILT:

SURVEY:

LIC LAST PD:

BLDG USE: R1

MULTIFAMILY

SPRINKLER: NO

NGHBRHOD: 52

SAC CR:

CALC:

PILE LOG:

COMMIT: 1N/M 97

CERT OCC: NO-R

PERMIT: 2G 95

SAP: 10 RBW 98

REMIT:

DIMS:

APPROVALS: HOLD BOARDED CONDEMNED

PERMITS: 2-ADM

-BLDG

-ELEC

-PLBG

-HTG *=COMPLETED

G 0004005 0195 0

G 0002614 0591 0

XMT»

Vacant since 5/91

629 E 28th - St

OFFICE OF ZONING ADMINISTRATOR

The property described in this permit is located in Zone R-5

and is permitted for 1 family dwg

by the Minneapolis Zoning Code

5-18-99

date

by Ed Vinnig

Zoning Administrator

** building vacant more than 1 year so
it lost its nonconforming rights
to have more than 1 dwelling unit
on a lot with less than
5,000 sq. ft of area (see Sec. 531.40
of zoning code)*



Hennepin County

An Equal Opportunity Employer

May 10, 1999

Operations & Regulatory Services
Inspection Division, Ms. Lynn A. Ogren
250 South 4th St. Room 300
Mpls., Mn. 55415-1316

Re: Letter of April 22, 1999 setting a hearing date on 629 28TH St. E., Pid 35 029 24 33 0008, City of Minneapolis

Dear Ms. Lynn A. Ogren:

This letter is in regard to the above described property. This property forfeited to the State on 8/20/98 for nonpayment of the 1993 taxes. We received a letter from the Inspector for the City of Minneapolis stating that this parcel had been inspected and determined not to be economically feasible to repair.

Minnesota Statutes 463.151, authorizes the City to raze any hazardous building upon obtaining the consent in writing of all owners of record and lien holders of record. The demolition of tax-forfeited structures is provided for by Minnesota Statutes, Section 282.04, Subd 2. This property was listed on Razing Hazardous Building List 10632Z. Demolition was approved by County Auditor's Directive No. 98-30, dated October 19, 1998.

Please note that the forfeiture of the property eliminated any rights of former owners. However, a former owner could come forward within 1 year from the forfeiture and petition the County to try to repurchase by paying all the delinquent taxes plus penalty and interest. Repurchase may not be permitted if the City had taken the property or if it had been sold and of course, if the County were to approve the repurchase, the repurchaser could get the property back.

Sincerely,

Gordy Raman
Property Coordinator
Tax-Forfeit Real Estate Management

Taxpayer Services Department

A-600 Hennepin County Government Center
Minneapolis, Minnesota 55487-0060

Recycled Paper

OPERATIONS & REGULATORY SERVICES

John A. Bergquist
Assistant City Coordinator

INSPECTIONS DIVISION

250 South 4th Street - Room 300
Minneapolis MN 55415-1316

Merwyn Larson, Director

Connie Fournier, Deputy Director

Office (612) 673-5800

Fax 673-5819

TTY 673-3300

Building 673-5842

Electrical 673-5868

Environmental 673-5897

Heating 673-5847

Housing 673-5858

Plan Review 673-5831

Plumbing 673-5845

Rental Licensing 673-5856

Zoning 673-5836

Department of Property Tax & Public Records

Tax Forfeited Land Unit

A600 Government Center

Minneapolis, MN 55487-0067



October 13, 1998

Dear Gordy Ramm:

I made an evaluation of the property located at **629 E 28th ST**, the following are the results of that inspection:

The water, electrical, heating, plumbing, and waste systems have defects that need to be repaired to code.

The windows (primary and storm) throughout the house are dilapidated and need repair/replacement. There is damage to the floors, walls, and ceilings throughout the building. Some bedroom windows do not meet egress standards. There is a lot of mold in the basement units, plaster/sheetrock and framing will need to be repaired/replaced. Windows will also need to be replaced.

The exterior maintenance items include repair to deteriorated siding, roof system and covering, soffit and fascia. The surface around the building must be regraded to promote drainage away from the structure. The roof leaks into the first and 2nd floor, walls, ceilings, floors, and framing needs to be repaired/replaced.

I concur with the neighborhood Housing Committee request and recommendations for the demolition as the building is not economically feasible to repair.

Sincerely,

Lynn Ogren, Inspector
Boarded/Hazardous Building

673-5862